



**£400,000**  
**Nevinson Way**  
Berewood, PO7 5FW

## PROPERTY SUMMARY

Located on the popular 'Yew Gardens' development in Purbrook, we are delighted to offer for sale this beautifully presented extended 5 bedroom in Nevinson Way. Benefitting from the remainder of the NHBC warranty early interest in this fabulous family property is expected. The property offers 5 bedrooms arranged over 2 floors with 4 of them being double with a good sized single, 3 bathroom suites 2 of them being ensuites, a modern fitted kitchen/breakfast room, downstairs W.C, a lounge leading onto orangery. Externally there is a driveway providing off road parking and to the rear a wonderfully landscaped rear garden.





**ENTRANCE HALL** Radiator, stairs to first floor with storage cupboard under, utility cupboard housing space for wash machine and space for tumble dryer over with extractor, doors to:

**WC** Window to front aspect, W.C, wash hand basin, extractor.

**KITCHEN/DINER** 15' 5" x 9' 3" (4.7m x 2.82m) Window to front aspect, radiator, a range of wall and base units incorporating one and a half sink unit with mixer taps, integral dish washer and fridge/freezer, fitted double oven, hob with splash back and extractor.

**LOUNGE** 17' 0" x 11' 2" (5.18m x 3.4m) Radiator, media wall, opening to:

**ORANGERY** 13' 8" x 8' 8" (4.17m x 2.64m) Window and French doors to rear garden, roof lantern, airing conditioning unit.

**FIRST FLOOR LANDING** Stairs to second floor, airing cupboard, doors to:

**BEDROOM 1** 13' 1" x 11' 3" (3.99m x 3.43m) Window to rear aspect, radiator, door to:

**ENSUITE** W.C, wash hand basin, shower cubicle, extractor, fitted mirror, heated towel rail.

**BEDROOM 3** 12' 11" x 9' 4" (3.94m x 2.84m) Window to front aspect, radiator.

**BEDROOM 4** 9' 8" x 9' 4" (2.95m x 2.84m) Window to rear aspect, radiator.

**BATHROOM** Window to rear aspect, W.C, wash hand basin, panelled bath with shower over, heated towel rail, extractor.

**SECOND FLOOR LANDING** Door to:

**BEDROOM 2** 17' 5" x 12' 0" Max (5.31m x 3.66m) Two Velux windows to rear aspect, two radiators, fitted cupboard, access to loft space, door to:

**ENSUITE** Velux windows to rear aspect, W.C, wash hand basin, shower cubicle, cupboard housing boiler, extractor.

**BEDROOM 5** 13' 11" x 8' 2" Max (4.24m x 2.49m) Window to front aspect, radiator.

#### **OUTSIDE**

**REAR GARDEN** Large area laid on lawn, Indian sand stone patio, decking, raised borders and shed, gated side access to front, outside tap.

**FRONT GARDEN** Block paved driveway providing off road parking, electric charging point.



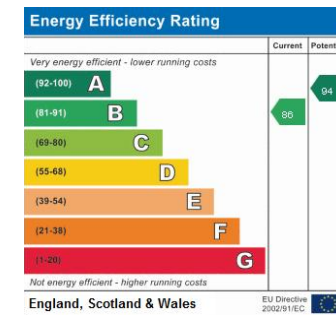
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
 Havant Borough Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band D

**VIEWINGS**  
 By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
 226 London Road, Waterlooville,  
 Hampshire, PO7 7HP

**CONTACT**  
 023 9223 1100  
 waterlooville@jeffries.co.uk  
 www.jdea.co.uk